

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2013-00261	Issue Date: 02/07/2013	CBL: 037 E007001
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Location of Construction: 157 HIGH ST	Owner Name: RB PORTLAND LLC	Owner Address: 157 HIGH ST PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: IDC Construction	Contractor Address: 100 Churchill CT Woodstock GA 30188	Phone (678) 213-5267
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B3 B3c
Past Use: Hotel	Proposed Use: Renovations of Existing The Eastland Park Hotel - renovate guest floors 3-12 & 14.	Permit Fee:	Cost of Work: \$0.00
Proposed Project Description: Renovations of Existing The Eastland Park Hotel - renovate guest floors 3-12 & 14.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	INSPECTION: Use Group: Type: <i>IBC 09</i>
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature:	Date:

Permit Taken By: tmm	Date Applied For: 02/07/2013	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:

SCANNED

CERTIFICATION

hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

RB PORTLAND LLC /IDC Construction

Located at

157 HIGH ST

PERMIT ID: 2013-00261

CBL: 037 E007001

has permission to **Renovations of Existing The Eastland Park Hotel - renovate guest floors 3-12 & 14.** provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise clsoed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

2/7/13

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

SCANNED

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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Renovations of Existing The Eastland Park Hotel - renovate guest floors 3-12 & 14.	Proposed Project Description: Renovations of Existing The Eastland Park Hotel - renovate guest floors 3-12 & 14.
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Dept: Zoning	Status: Approved	Reviewer: Tammy Munson	Approval Date: 02/07/2013
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) See permit # 2012-11-5386-ALTCOMM for Zoning conditions of approval.			

Dept: Building	Status: Approved w/Conditions	Reviewer: Tammy Munson	Approval Date: 02/07/2013
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) As discussed on February 7, 2013, mian permit for the construction has not been issued. The Fire Protection Engineer of record did state the floors were code compliant on the plans as he has walked the building. A formal code analysis is still pending submittal for the main permit.			
2) See permit #2012-11-5386-ALTCOMM for conditions of approval.			

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2012-50149	Date Applied For: 11/13/2012	CBL: 037 E007001
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Location of Construction: 157 HIGH ST	Owner Name: RB PORTLAND LLC	Owner Address: 157 HIGH ST	Phone:
Business Name:	Contractor Name: IDC Construction	Contractor Address: 100 Churchill CT Woodstock	Phone (678) 213-5267
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Hotel	Proposed Project Description: Renovations of Existing The Eastland Park Hotel
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Dept: Zoning	Status: 0	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

Dept: Building	Status: Approved w/Conditions	Reviewer: Tammy Munson	Approval Date: 01/09/2013
Note:			Ok to Issue: <input checked="" type="checkbox"/>

- 1) Approval of City license is subject to health inspections per the Food Code.
- 2) New café, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes.
- 3) Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
- 4) This project includes alterations that Maine state law requires for compliance with the 2010 ADA Standards for Accessible Design.
- 5) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes.
- 6) Renovations of residential dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
- 7) Separate Permits shall be required for any new signage.
- 8) A final special inspection report shall be submitted prior to the final inspection or issuance of a certificate of occupancy. This report must demonstrate all deficiencies and corrective measures that were taken.
- 9) Prior to the final inspection a sealed letter shall be submitted to this office confirming that based on inspections performed all discrepancies have been corrected and the structural work is in substantial compliance with the approved plans
- 10) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 11) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
- 12) The installation of this system shall comply with standards for ventilation and indoor air quality per ASHRAE 62.1 or 62.2-2007 edition.
- 13) Draftstopping and Fireblocking in combustible concealed spaces and locations shall be in accordance with IBC Sec. 717.
- 14) Energy Code compliance shall be confirmed via a ResCheck or ComCheck, <http://www.energycodes.gov/software.stm#tabs-2> certificate or alternate program standard for thermal envelope and MEP systems.

Dept: Fire	Status: Pending Approval	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

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Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

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